

SECTION 6.0
GROWTH INDUCEMENT

6.0 GROWTH INDUCEMENT

6.1 PURPOSE

Section 15126(d) of the CEQA Guidelines requires that an EIR discuss the ways in which a project could foster economic or population growth, or the construction of additional housing either directly or indirectly, in the surrounding environment. Included in this discussion are projects that would remove obstacles to population growth and projects that may encourage and facilitate other activities that, either individually or cumulatively, could significantly affect the environment. Increases in the population may further tax existing community service facilities so consideration must be given to this impact in the EIR. It must not be assumed, however, that growth in any area is necessarily beneficial, detrimental or of little significance to the environment. The purpose of this section is to evaluate the growth inducing potential of the proposed project.

6.2 THE PROJECT'S GROWTH INDUCING POTENTIAL

The project's growth inducement discussion centers around two separate, but related issues: (1) population growth, which could result from enhanced higher education facilities that encourage people to move to the area for school or employment opportunities; and (2) increase in demand for housing as a result of the university's student/faculty/staff population growth. Each is discussed below.

6.2.1 Growth Inducement Related To Enhanced Educational Opportunities

The proposed project involves demolition of certain existing campus facilities and replacement of those facilities with new facilities for improvement purposes. The project also involves development of campus housing facilities on the university-owned Adobe Falls Faculty/Staff Housing parcel. Implementation of the SDSU 2007 Campus Master Plan Revision would allow SDSU to expand facilities in order to accommodate the planned enrollment of 10,000 additional FTE students. Provision of additional academic and campus support facilities for existing students, faculty and staff, and the corresponding increase in enrollment, is consistent with CSU's growth projections.

The SDSU 2007 Campus Master Plan Revision would allow construction of additional physical facilities to accommodate an increase of 12,667 students, faculty and staff. The project is not specifically prompting this growth, but rather responding to California's projected population growth in this region. An increasing statewide population is resulting in an increasing need for

college education facilities. As indicated in *Providing for Progress: California Higher Education Enrollment Demand and Resources into the 21st Century*, California Postsecondary Education Commission (February 2000) ("*Providing for Progress*"), approximately 72% of the anticipated increase in college-bound students will result from the state's growing population, which is attributed to rising birth rates, declining death rates, and immigration from other regions of the country and world.

It is also important to note that the remaining 28% of the projected statewide higher education enrollment increase will be the result of improved college participation rates (*Providing for Progress*, pg. 4). The rising cost of living in California coupled with the changing nature of the economy from an industrial to information and service based system is prompting more and more young people to pursue a college degree. These larger societal factors are occurring regardless of higher education facilities' ability to support this growing demand. Further, statewide population growth over the last several years has already strained current higher education facilities – improvements are long overdue to support the existing demand for higher education. Therefore, on a statewide level, this project is growth accommodating rather than growth inducing.

On a regional scale, the proposed project would help support the higher education needs of the regional population. As indicated in EIR Section 1.0, *Project Description*, the proposed project will help CSU/SDSU meet the region's higher education needs brought about as a result of the increasing college age population referred to as Tidal Wave II. Therefore, at the regional level as well, this project is not growth inducing but instead growth accommodating.

EIR Section 3.12, *Population and Housing*, explains that SDSU's student and associated faculty/staff growth projections have been incorporated into the September 2006 SANDAG 2030 growth projections. Therefore, the proposed project would not be growth inducing in terms of creating a large increase in regional employment opportunities. That said, it is important to note that in order to support growth of the state, regional and local economy, higher education opportunities are necessary for workforce training, continuing education and advancement of human knowledge and research. Further, SDSU is one of the region's largest employers, and its growth will result in additional job creation to further support the health of the region.

6.2.2 Growth Inducement Related To Additional Housing Demand

The population within the City of San Diego is also expected to increase by 28% by 2030; the population in the College Area by 48% and Navajo Area by 8% by 2030. These SANDAG estimates are the basis for the City's Progress Guide and General Plan Housing Element updates. These documents are mandated to accommodate the anticipated population growth estimated by the regional planning entity that is summarized in the Regional Housing Needs Assessment.

SANDAG growth forecasts are used to plan for public infrastructure, housing, and job creation throughout the region. The project's alignment with these forecasts would constitute a growth accommodating, rather than growth inducing impact. Therefore, the proposed project would not result in a significant environmental impact on regional resources due to an unintended increase in population.

The increase of 12,667 students, faculty and staff by 2025 to the region will necessitate additional housing units. This growth was assumed in regional growth forecasts that are the backbone for local housing elements, policies, land use designations, incentive programs and regulatory processes that are already in place to accommodate this increased housing demand. Over the 2005-2007 timeframe, each city within the County has either updated, or is in the process of updating, its General Plan Housing Element, which incorporates SANDAG's regional growth forecasts as the baseline for determining the number of units each jurisdiction must allow.